



BRYSTOL

AT *Wyllder*

Port St. Lucie, FL

A Luxe Masterplan Community

LENNAR®

Welcome to The Wyld Side of Livin'

Like a breath of fresh air, Wylder will encompass an exquisite way of life, fully embracing its beautiful natural surroundings along with an impeccably crafted golf cart friendly community.

Wylder's dynamic St. Lucie County location offers convenient access to I-95 and a wide array of nearby services including Cleveland Clinic healthcare, top schools and universities, sports and entertainment, the nation's largest "WaveGarden" surf park, Koa Bay, and endless shopping and dining.

Residents will also enjoy endless exploration on miles of wooded trails, park-like greenways, and a large lakefront recreation area.

Live fresh. Live Lennar. Live Wylder.





Premium Lifestyle Amenities

Wylder's first phase will include a clubhouse, swimming pool, tennis and pickle ball courts, sports field, dog park, playground, and event lawn.

Community amenities will surround a large lakefront recreation area for outdoor adventure. A greenway is planned through the community to provide neighborhood connectivity and access to biking, walking, jogging, and other outdoor activities.

Future plans for Wylder include a 113-acre public park, commercial and office space, and a St. Lucie County public high school.

Palms Collection

PLAN	FEATURES	SQ FT
Annapolis	1 Story 3 Bed 2 Bath 2-Car Garage	1,448 A/C 1,855 Total
Alexia	1 Story 2 Bed 2.5 Bath Den 2-Car Garage	1,719 A/C 2,364 Total
Atlanta	2 Story 4 Bed 2.5 Bath 2-Car Garage	1,869 A/C 2350 Total
Columbia	2 Story 5 Bed 2.5 Bath Loft 2-Car Garage	2,409 A/C 2,854 Total
Concord	2 Story 5 Bed 3 Bath Loft 2-Car Garage	2,587 A/C 3,028 Total

Heritage Collection

PLAN	FEATURES	SQ FT
Harrisburg	1 Story 4 Bed 2 Bath 2-Car Garage	1,817 A/C 2,276 Total
Hartford	1 Story 4 Bed 2 Bath 2-Car Garage	1,936 A/C 2,372 Total
Providence	2 Story 4 Bed 2.5 Bath Flex Room Loft 2-Car Garage	2,582 A/C 3044 Total
Raleigh	2 Story 5 Bed 2.5 Bath Den Loft 2-Car Garage	2,896 A/C 3,354 Total

COMMUNITY FEATURES

- Community amenities include:
 - Swimming pool, tennis courts, pickle-ball, dog park, playground.
- Lakefront homesites available
- Convenient location to shopping, beaches, and major thoroughfares
- Built and marketed by Lennar, a Fortune 500 Company listed on the New York Stock Exchange (NYSE: LEN) - one of the Nation's leading homebuilders since 1954

EXTERIOR FEATURES

- Hurricane impact windows and sliding glass doors
- Designer coach light fixtures (per elevation)
- Quality CBS construction
- Dimensional roof shingles
- Brick paver driveway, walkway, front entry, and terrace (per plan)
- Exterior paint in decorator schemes
- Raised panel hurricane code approved garage door
- Insulated, hurricane code approved raised panel front entry door with chime (style per elevation)
- Exterior hose bibs (location per plan)

INTERIOR FEATURES

- 18"x18" ceramic tile in foyer, kitchen, great room/family room, living room, and laundry room
- Central A/C and heat system with programmable thermostat
- Rinaii tankless gas water heater
- Plush stain resistant carpeting in all bedrooms, hallways, and stairways with padding
- Orange Peel smooth walls with Knockdown textured ceilings
- Raised panel interior doors
- Colonial Style baseboards and door casings
- Lever style interior door hardware
- Quality white paint on all walls and ceilings
- Decora style switches throughout home
- Category 5e structured wiring for phone in kitchen
- Wired for TV in great room and owner's suite
- Home run to Central Distribution Panel
- Pre-wired for ceiling fans in family room and all bedrooms
- Vinyl-clad ventilated closet shelving
- Recessed LED overhead lighting

KITCHEN FEATURES

- White cabinets featuring 36" uppers and decorative handles
- Luxe quartz countertops
- Stainless steel, single-bowl, undermount kitchen sink with designer faucet
- Quality stainless steel appliance package featuring:
 - Refrigerator connection
 - 30" free standing gas range, large oven capacity, and self-cleaning system
 - Over-the-range microwave with recirculation venting system
 - Built-in multicycle dishwasher
- Garbage disposal

BATH FEATURES

- White cultured marble vanity and decorative handles
- 18"x18" ceramic floor tile
 - Coordinating 13"x13" shower wall tile
- Elongated standard height toilets
- Powder baths with pedestal lav (per plan)
- Clear glass shower enclosure in en-suite bath
- Full width vanity mirrors
- Exhaust fan (per plan)

HOME AUTOMATION

- Ring Doorbell Pro
- Honeywell thermostat
- Smart lock

LAUNDRY FEATURES

- Washer & Dryer connections
- Ventilated wire shelving

CONSTRUCTION EXCELLENCE

- In-wall pest control system
- One Year Warranty on workmanship
- Manufacturers warranties for A/C, appliances, and fixtures
- Smoke and carbon monoxide detectors throughout home (location per plan)

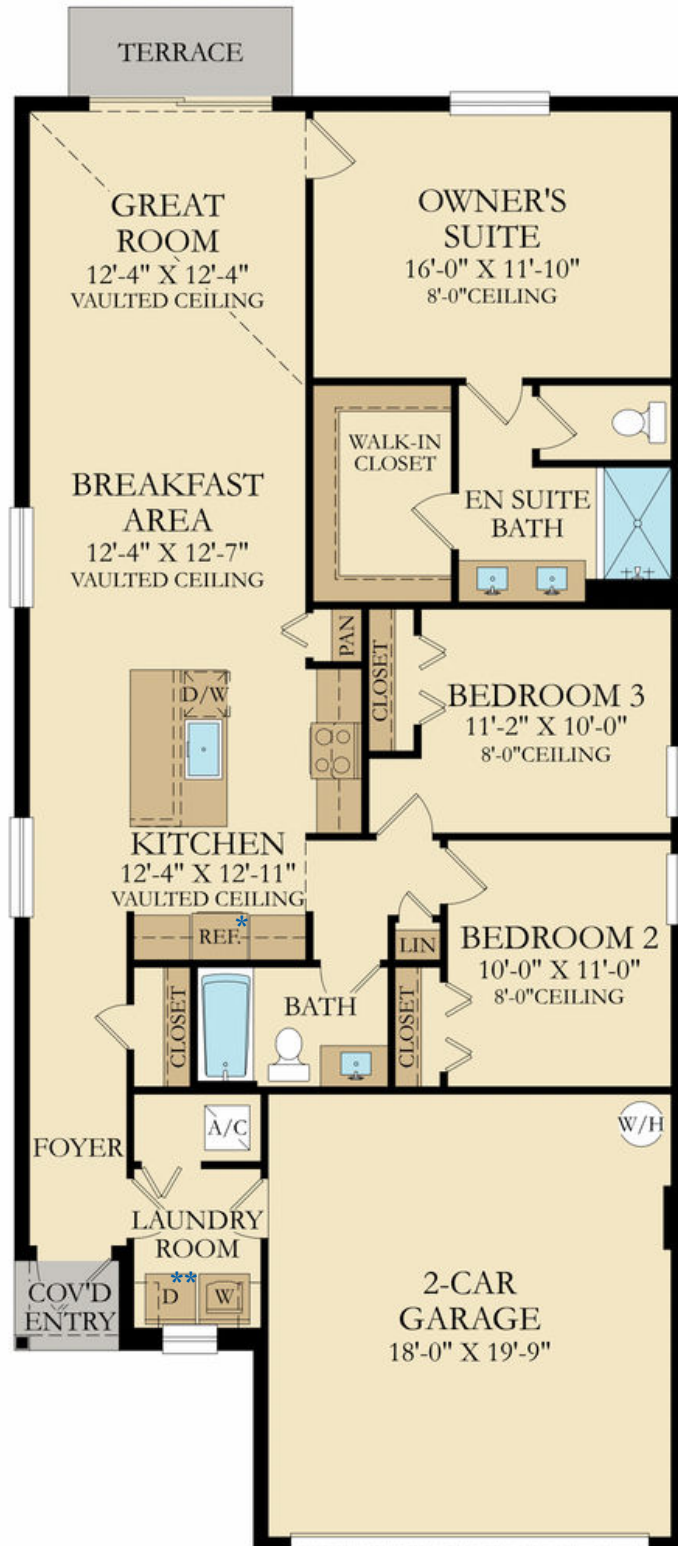


Annapolis

A

B

1 Story | 3 Bed | 2 Bath | 2-Car Garage



1,448 A/C
1,855 Total

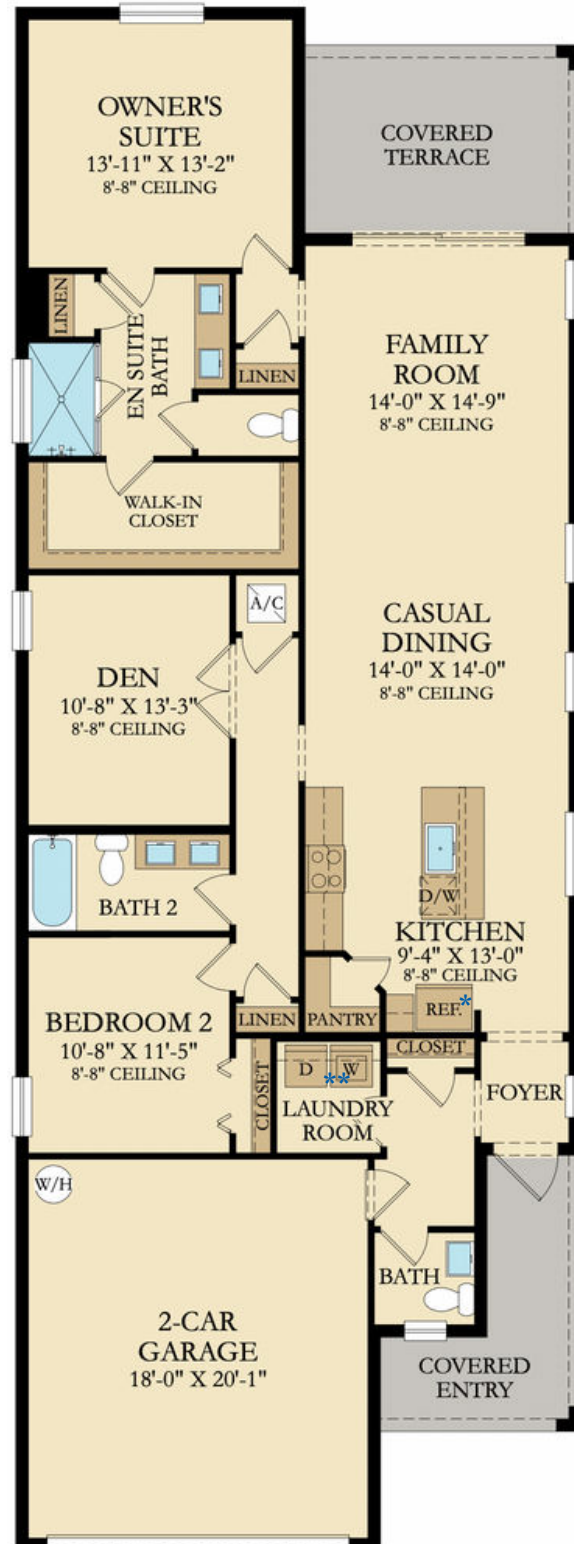
* Fridge optional
** W/D optional

Alexia

A

B

1 Story | 2 Bed | 2.5 Bath | 2-Car Garage



1,719 A/C
2,364 Total

* Fridge optional
** W/D optional

Atlanta

A

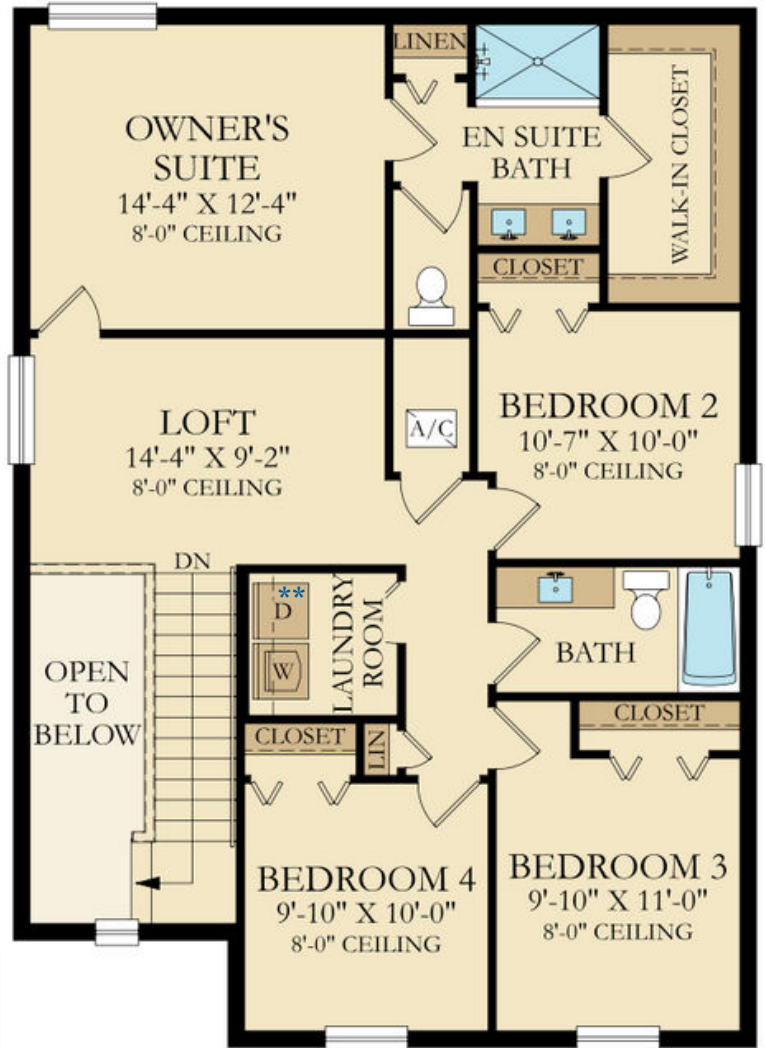
B

2 Story | 4 Bed | 2.5 Bath | 2-Car Garage

first floor



second floor



* Fridge optional
** W/D optional

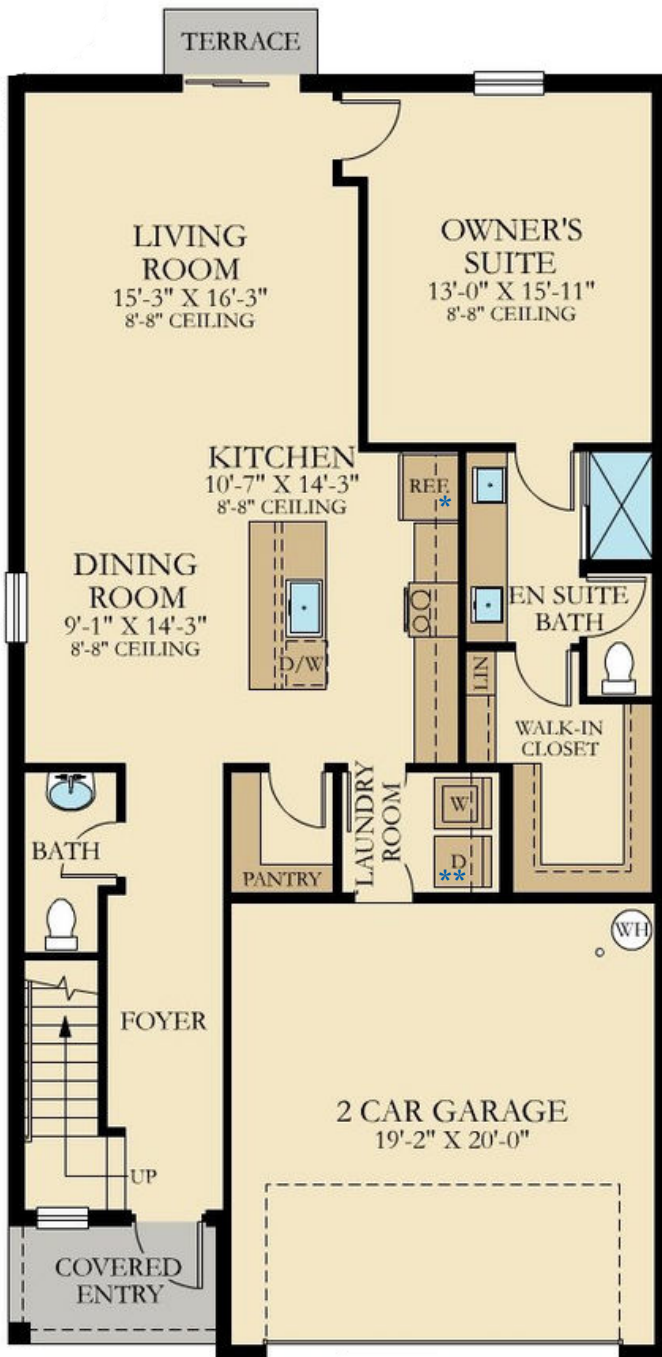
1,869 A/C
2350 Total

Columbia

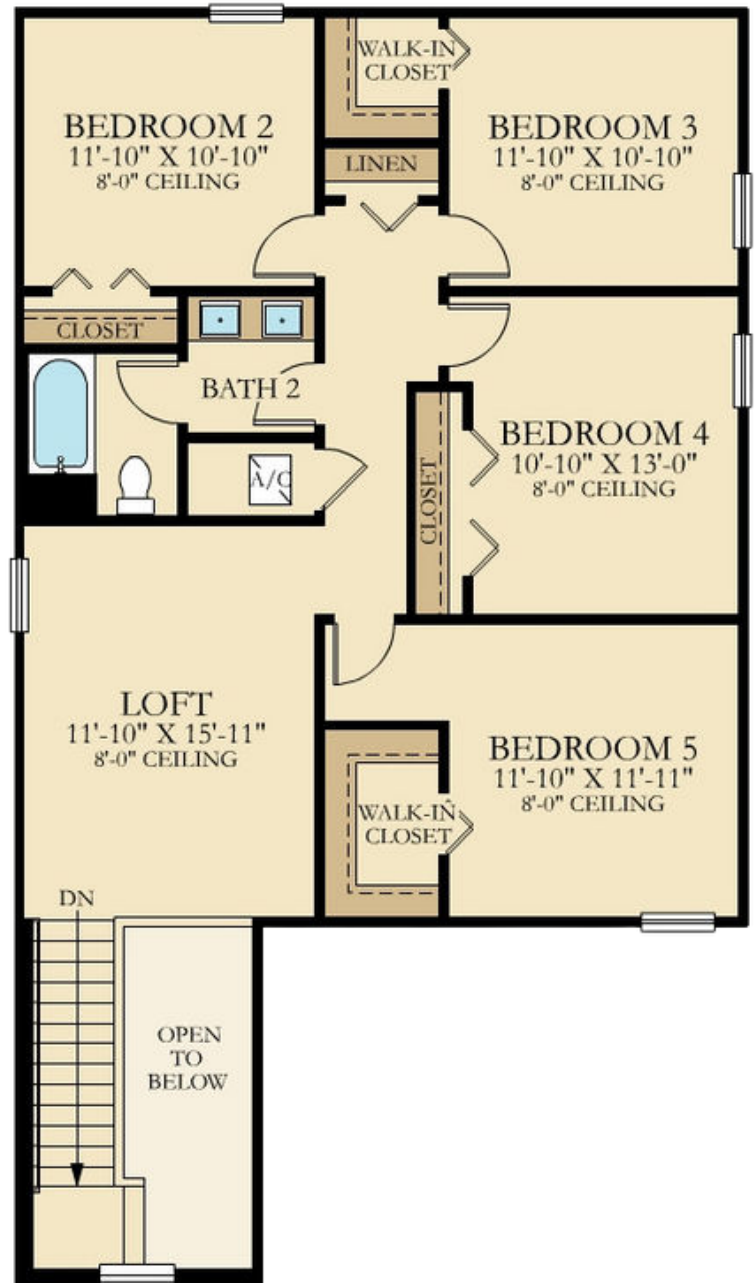
A

B

2 Story | 5 Bed | 2.5 Bath | Loft | 2-Car Garage



First Floor



Second Floor

2,409 A/C
2,994 Total

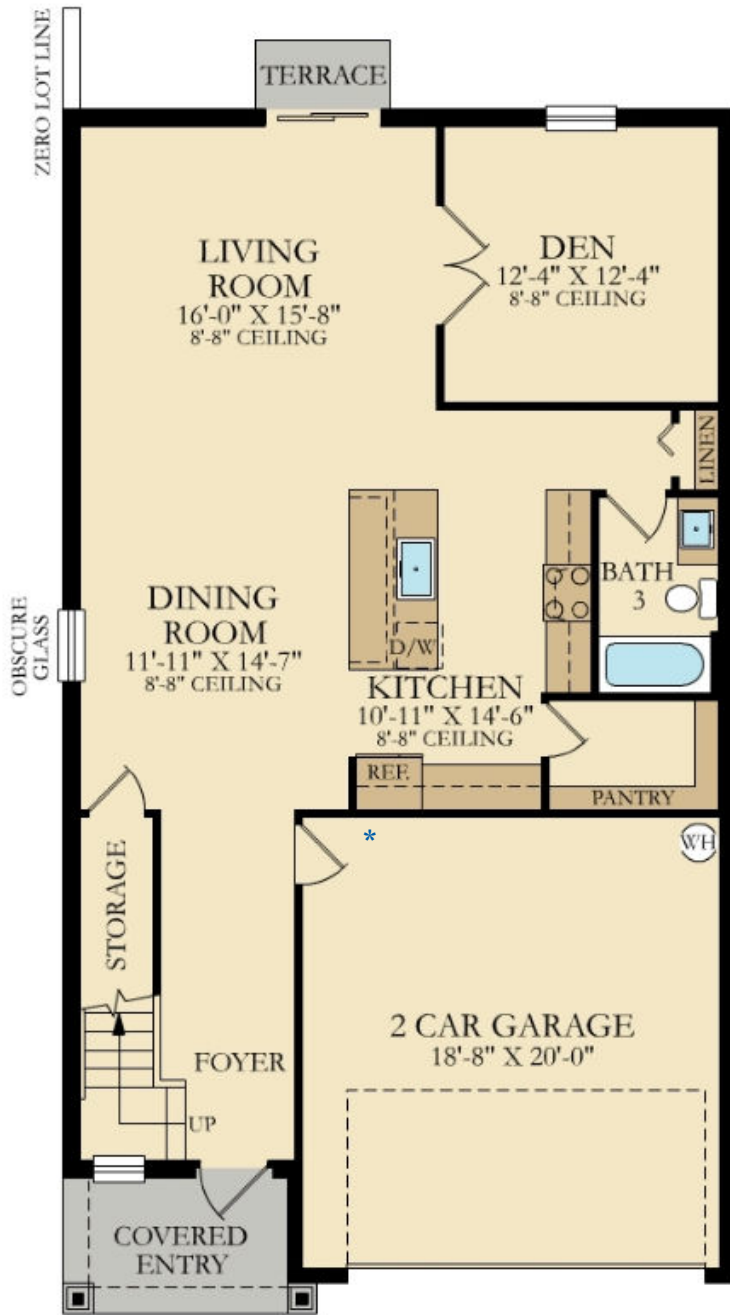
* Fridge optional
** W/D optional

Concord

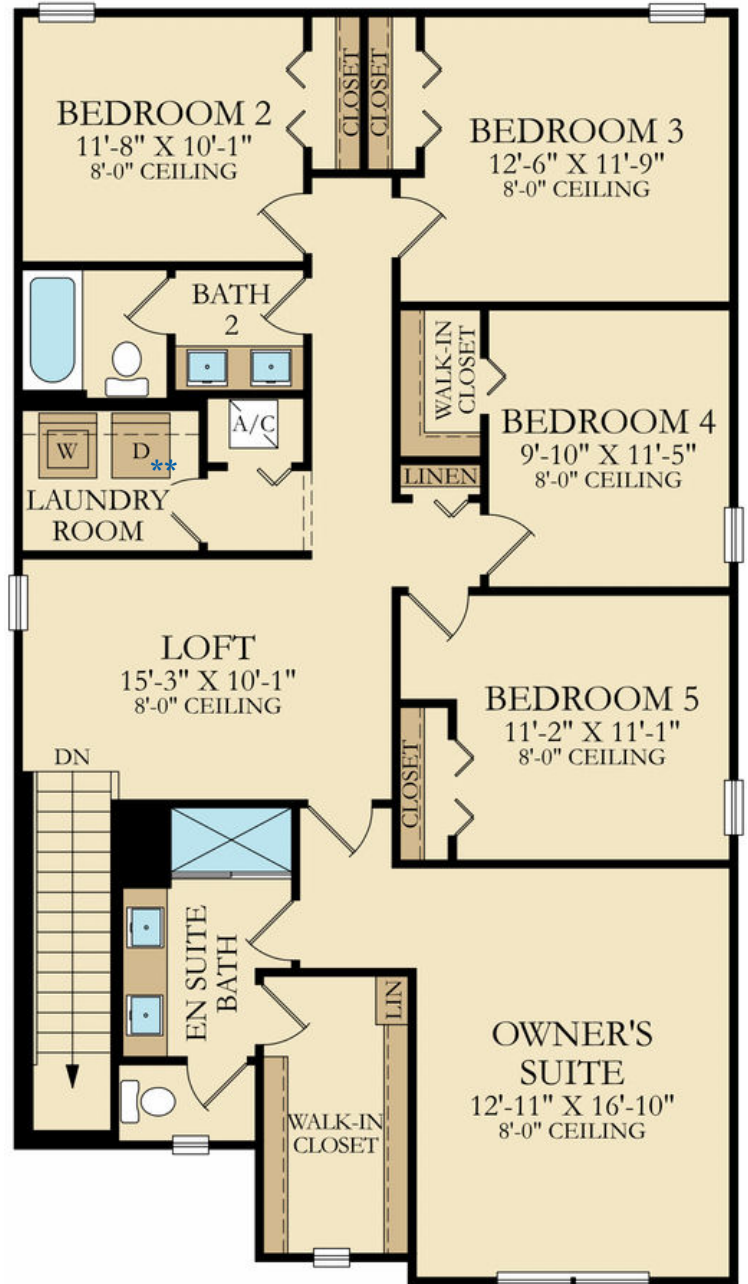
A

B

2 Story | 5 Bed | 3 Bath | Loft | 2-Car Garage



First Floor



Second Floor

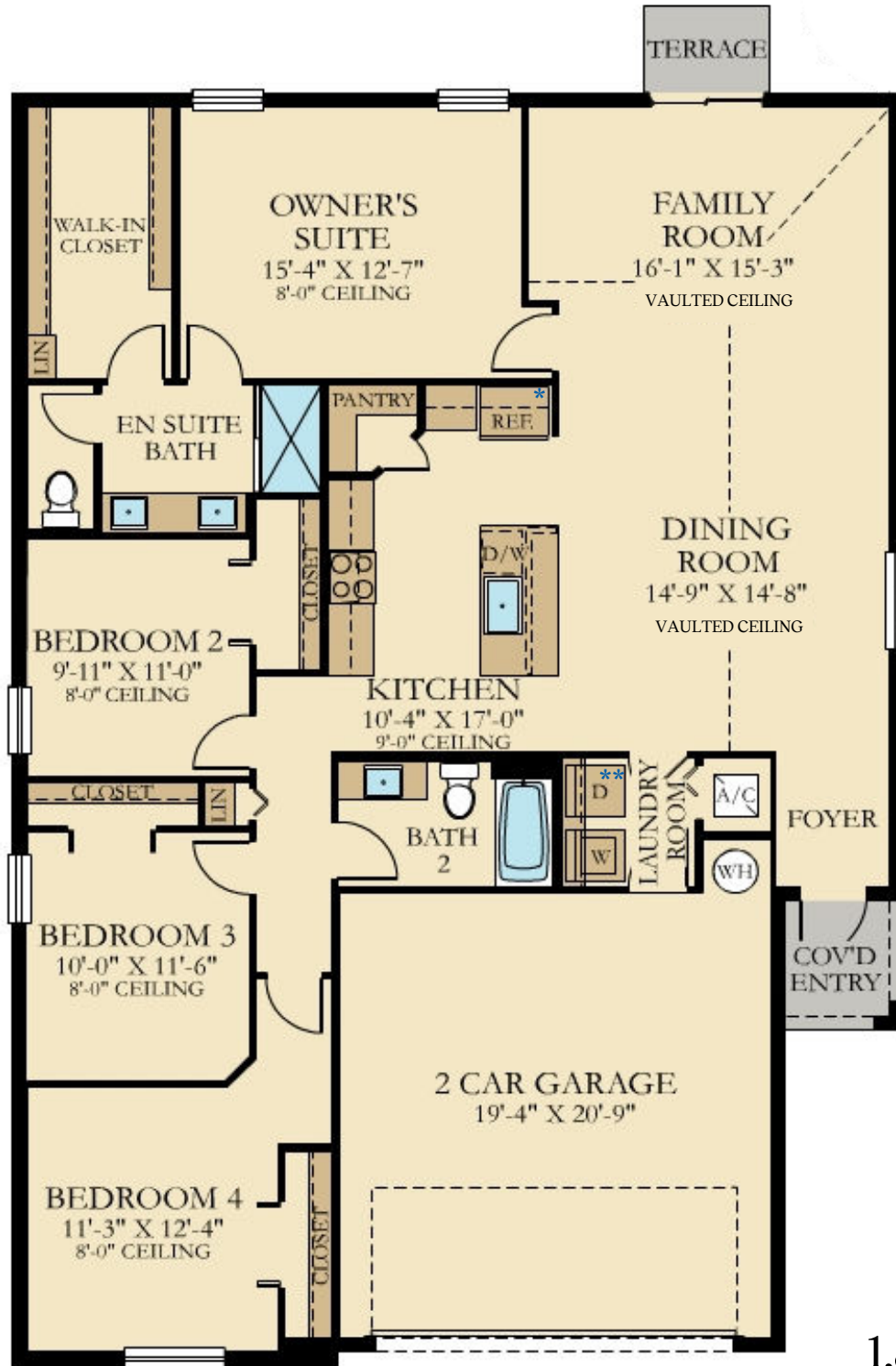
2,587 A/C
3,028 Total

* Fridge optional
** W/D optional

Harrisburg



1 Story | 4 Bed | 2 Bath | 2-Car Garage



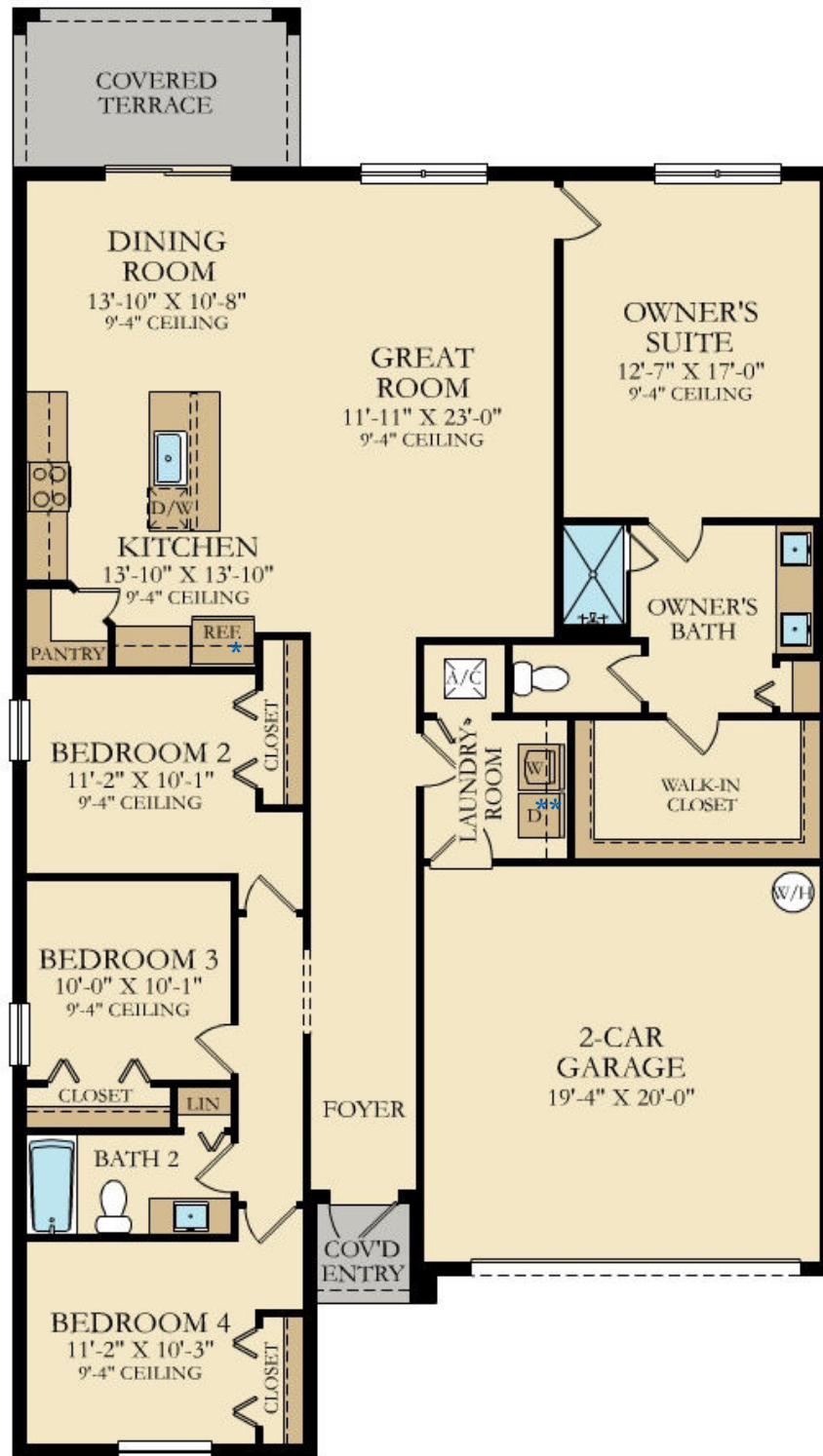
1,817 A/C
2,276 Total

* Fridge optional
** W/D optional

Hartford



1 Story | 4 Bed | 2 Bath | 2-Car Garage



1,936 A/C
2,372 Total

* Fridge optional
** W/D optional

Providence

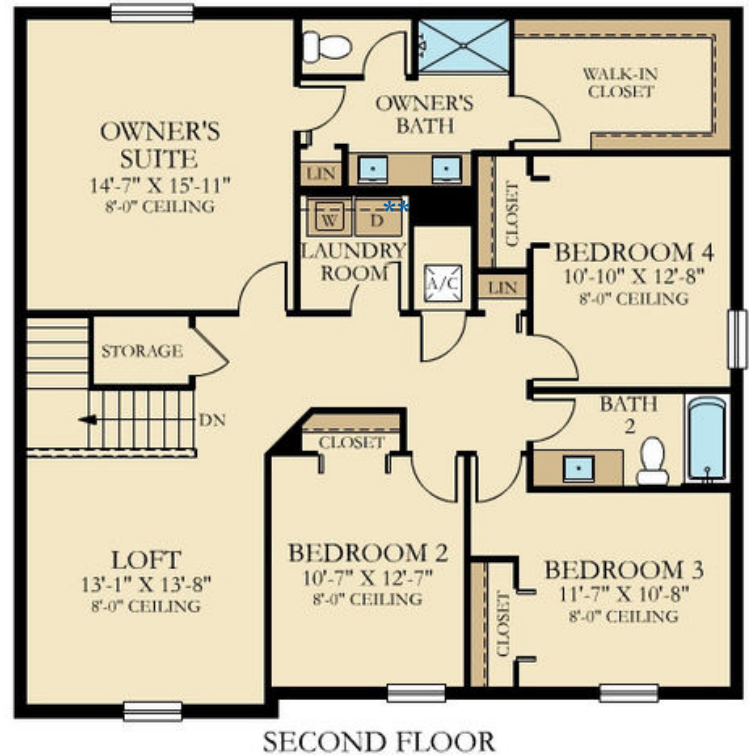
A



B



2 Story | 4 Bed | 2.5 Bath | Flex Room | Loft | 2-Car Garage



2,582 A/C
3044 Total

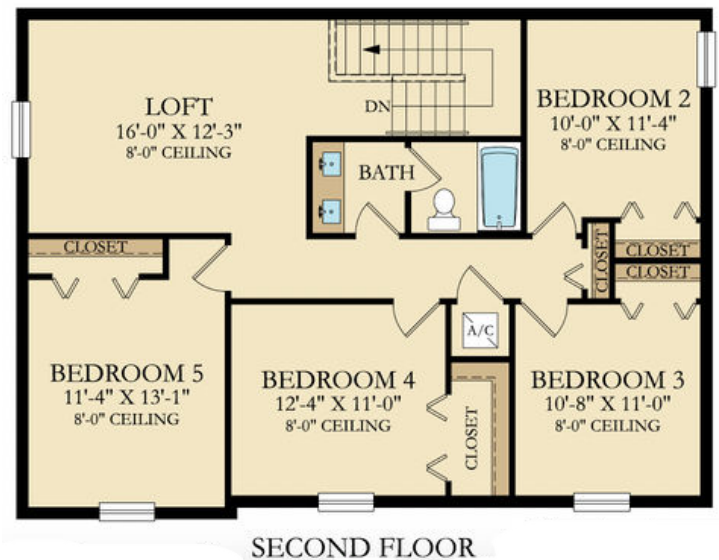
* Fridge optional
** W/D optional

Raleigh

A

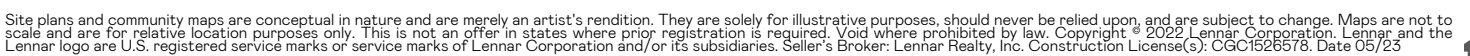
B

2 Story | 5 Bed | 2.5 Bath | Den | Loft | 2-Car Garage



2,896 A/C
3,354 Total

* Fridge optional
** W/D optional



Monthly Homeowner's Association Fees 2023

Homesites \$206 per month - Abated*
\$280 per month with Recreation

- One-time initial contribution equal to three months of the above fees - paid at closing
- Landscaping services are included in the above. This includes: mowing, edging, weeding, mulching, fertilization, landscape pest control, trimming trees and bushes, and irrigation system

Definitions:

The abated budget is a reduced budget based on services currently available. The declarant will review and adjust the abated budget on a quarterly basis as services are provided.

Relax & Stay Awhile



Port St. Lucie, FL



ENTERTAINMENT

- Jensen Beach & Parks
- Kravis Center for Performing Arts
- Navy Seal Museum
- Clover Park (Mets Spring Training)
- St. Lucie Aquarium
- Hutchinson Island
- Nettles Island
- McKee Botanical Gardens

HOSPITALS

- St. Lucie Medical Center
- Cleveland Clinic
- WellMed
- Delo Medical Associates

PETS

- Veterinary Medical Center
- Kelly's Animal Hospital
- PetSmart

DINING

- Fernando's Dockside Grille
- Bonefish Mac's Sports Grille
- Travola Pizza
- The Mofongo King
- Pho Deli
- First Serve Cafe
- Mamma Mia Osteria
- Dunkin Donuts
- Tutto Fresco
- Carrabba's Italian Grille
- Longhorn Steakhouse
- Miller's Ale House
- Duffy's Sports Bar and Grill
- Buffalo Chophouse

GOLF

- PGA Golf Club
- The Legacy Golf & Tennis Club
- The Champion Turf Club
- Indian Hills Golf Course
- The Fox Club Florida
- Martin Downs Golf Club
- Gator Trace Golf & Country Club
- St. Lucie Trail Golf Club
- Eagle Marsh Country Club
- Spanish Lakes Golf Club

SHOPPING

- Treasure Coast Mall
- Vero Beach Outlets
- Tradition Village Square
- Landing at Tradition
- Shops at Port St. Lucie
- Veranda Nail Spa
- Publix
- Home Depot
- Walmart



AIRPORTS

- Palm Beach International Airport (PBI)
- Melbourne Orlando International Airport (MEL)

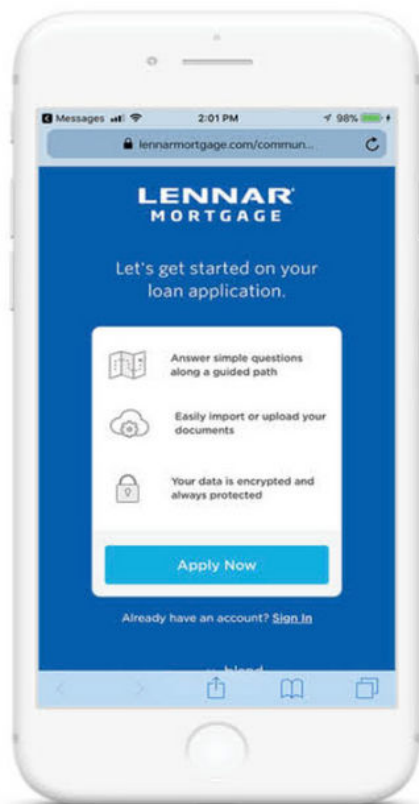
MUNICIPAL

- US Post Office
- St. Lucie Chamber of Commerce
- St. Lucie Station 16



Your simple homeownership path

At Lennar® Mortgage, we understand a home is more than just four walls and a roof. It's a place to build a life for you and your family, create memories, build community ties and achieve financial stability. A home is the biggest purchase of your life and you deserve a knowledgeable advisor to guide you every step of the way ensuring a smooth and simple home buying journey.



Home in Four Simple Steps:

- 1** Submit your pre-qualification online.
- 2** Allow your loan officer to assist in selecting the best loan option for you.
- 3** Complete your application with help of a dedicated loan team.
- 4** Enjoy your dream home!

FINANCING WITH LENNAR® MORTGAGE



Less paperwork



Streamlined Closing Experience



Accurate closing costs, no surprises



Estimates include state deed tax and
HOA start up fees, if applicable



No escrow charge to the buyer for
unfurnished exterior work



Hassle free

Financing with an outside lender



**May not know all of the fees
for new construction**



**All appraisal visits paid
by buyer**



**Daily charges imposed for
closing delays**



**Escrow charge* to the buyer
for unfinished work**

*Escrow charge: If work is incomplete, an outside lender may require you to pay into an escrow account at closing until the work is complete. Lennar® Mortgage covers this charge for certain conventional loan programs.

CONCEPTUAL IMAGE

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LENNAR®



Would you like to know how Lennar Insurance Agency is able to provide competitive pricing?

Lennar Insurance Agency takes the specific details of the home and curates offers from top insurers rated “A- Excellent” or better by A.M. Best, the industry standard.

We are able to provide home insurance unique to new construction, saving homebuyers an average of 25% on their annual premiums.



How We Can Help

Three Great Benefits



Competitive Pricing

By using our size, we secure very competitive prices on insurance for homebuyers, saving an average of 25% on a typical Lennar home. Plus, we only work with top insurers rated “A- Excellent” or better by A.M. Best, the industry standard.



Tailored Home Insurance

Lennar built the home and knows all its details. With Lennar Insurance Agency, the Customer doesn't need to spend time on lengthy insurance questionnaires and can avoid under - or over-insuring their new home.



Simple Completion

In just a few clicks, with no required credit checks or forms changing hands, homebuyers can purchase their policy, reducing time and work for them, for you and for all parties involved.

Need to sell your home first?

We can help with that, too!





Opendoor

Unlock your dream home with a stress-free sale

Get a competitive offer, sell your home safely, and move on to your dream home.

How it works

1.

Free offer estimate within 24-hrs

Receive a value range for your home in your inbox. This range is backed by local real estate expertise and comparable homes sold in your area.

2.

Show us your home virtually

Walk us through your home via a safe and contact-free video tour. We then provide your final offer price.

3.

Close on your home

Align the closings of your current home and your new home. Choose any time between 14-days and 9-months. We'll also provide complimentary two-day Late Checkout.

Why sell to Opendoor?



Unlock your buying power

Get the funds you need to buy your new home with a competitive cash offer.



Move on your schedule

Skip double-moves and double-mortgages by aligning your closing dates for a completely flexible and seamless transition.



No showings required

Skip the hassle and uncertainty of listing your home on the market.



Sell it safely

Avoid home showings and manage every step of your sale online.

Join over 600,000 homeowners who have requested an offer.

Get a free offer at: opendoor.com/lennar

Welcome Home



LENNAR®



Brystol at Wylder

6205 Sweetwood Drive
Port St Lucie, FL 34987
855-652-6848

Brystol at Wylder is a master-planned community with brand new single-family homes for sale in Port St. Lucie, FL! This community is ideally located near I-95 and the beach.

Feedback

Amenities		What's nearby	
Innovative single family homes with inspired amenities.		Located in the beautiful city of Port St Lucie, FL.	
Swimming Pool		Pony Pines Park	La Mesa RV
Clubhouse		Chandler's Wild World	E Z Loader Boat Trailers
Dog Park		Reef Cleaners	Marine Dynamics & Transportation
Playground		Mobile Direct Flooring	Mike's Organic Topsoil
Pickleball Court		Simply Shutters™ - Plantation Shutters	CubeSmart Self Storage
		Thomas Produce Co	
		Olympia Building Supplies	

The Palms Collection

Palms is a collection of brand-new single-family homes coming soon to the gated Bristol at Wylder masterplan in Fort St. Lucie, FL. Future planned amenities include a wide array of venues, including a 18-hole golf course designed by Jim Furyk, miles of wooded trails, park-like greenways and a large lakefront recreation area. The community is just a short drive from major metro areas including Palm Beach County and Orlando. Access to I-95 and Florida’s Turnpike make getting around simple.

Feedback

Floorplans

ANNAPOLIS

3 bd . 2 ba . 1,448 ft²

ALEXIA

2 bd . 2 ba . 1 half ba . 1,719 ft²

ATLANTA

4 bd . 2 ba . 1 half ba . 1,869 ft²

COLUMBIA

5 bd . 2 ba . 1 half ba . 2,409 ft²

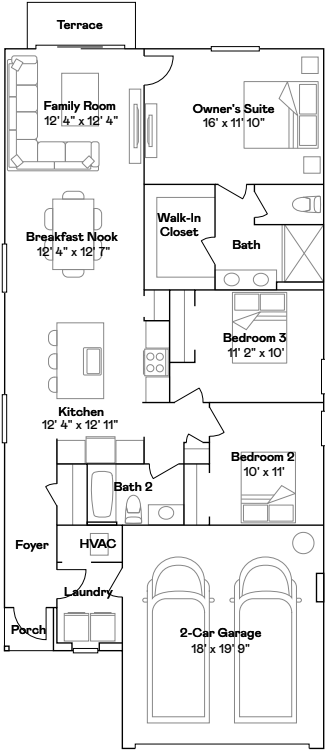
CONCORD

5 bd . 3 ba . 2,587 ft²

ANNAPOLIS

3 bd . 2 ba . 1,448 ft²

1st Floor



Feedback

Available Exteriors



Exterior A

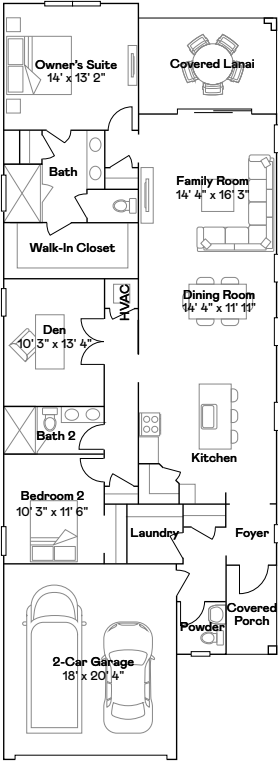


Exterior B

ALEXIA

2 bd . 2 ba . 1 half ba . 1,719 ft²

1st Floor



Feedback

Available Exteriors



Exterior A

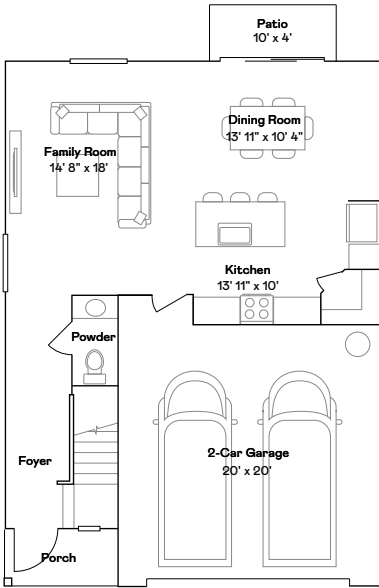


Exterior B

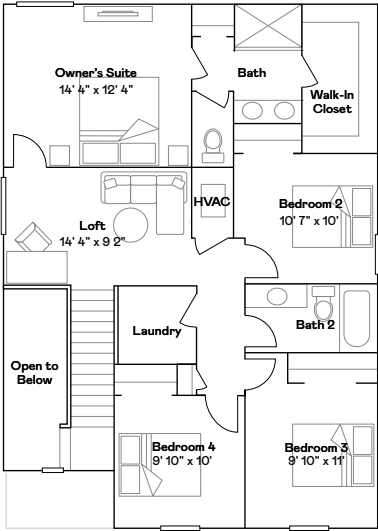
ATLANTA

4 bd . 2 ba . 1 half ba . 1,869 ft²

1st Floor



2nd Floor



Feedback

Available Exteriors



Exterior A

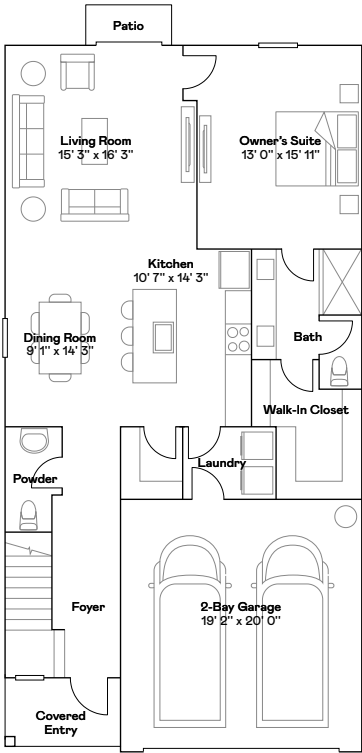


Exterior B

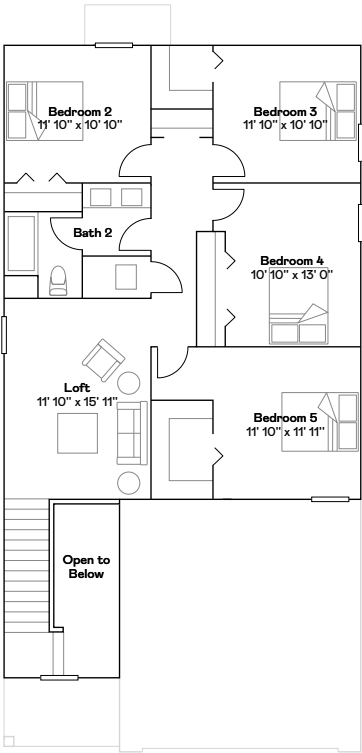
COLUMBIA

5 bd . 2 ba . 1 half ba . 2,409 ft²

1st Floor



2nd Floor



Available Exteriors



Exterior A



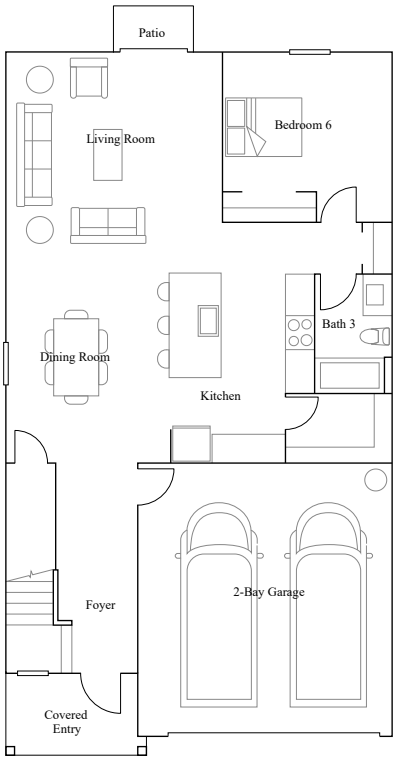
Exterior B

Feedback

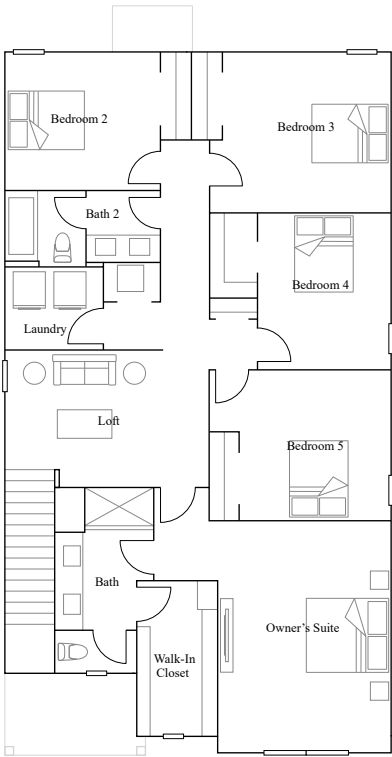
CONCORD

5 bd . 3 ba . 2,587 ft²

1st Floor



2nd Floor



Available Exteriors



Exterior A



Exterior B

Feedback

The Heritage Collection

Heritage is a collection of brand-new single-family homes coming soon to the gated Bristol at Wylder masterplan in Fort St. Lucie, FL. Future planned amenities include a wide array of venues, including a 18-hole golf course designed by Jim Furyk, miles of wooded trails, park-like greenways and a large lakefront recreation area. The community is just a short drive from major metro areas including Palm Beach County and Orlando. Access to I-95 and Florida's Turnpike make getting around simple.

Feedback

Floorplans

HARRISBURG

4 bd . 2 ba . 1,817 ft²

HARTFORD

4 bd . 2 ba . 1,936 ft²

PROVIDENCE

4 bd . 2 ba . 1 half ba . 2,584 ft²

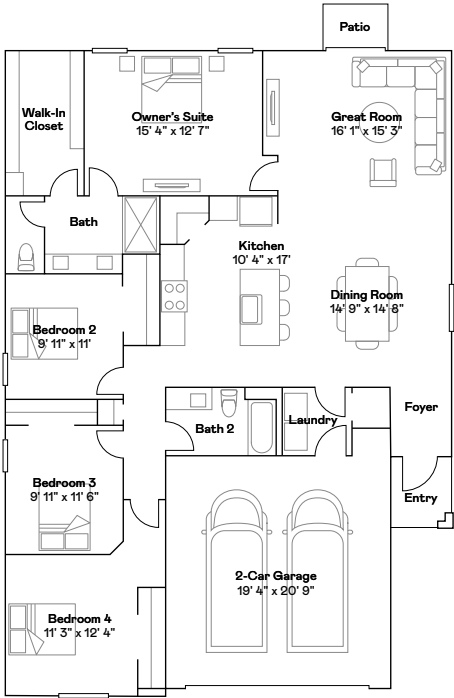
RALEIGH

5 bd . 2 ba . 1 half ba . 2,896 ft²

HARRISBURG

4 bd . 2 ba . 1,817 ft²

1st Floor



Feedback

Available Exteriors



Exterior A

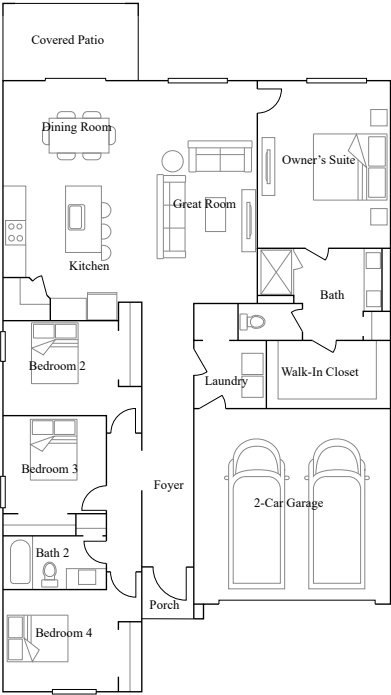


Exterior B

HARTFORD

4 bd . 2 ba . 1,936 ft²

1st Floor



Feedback

Available Exteriors



Exterior A

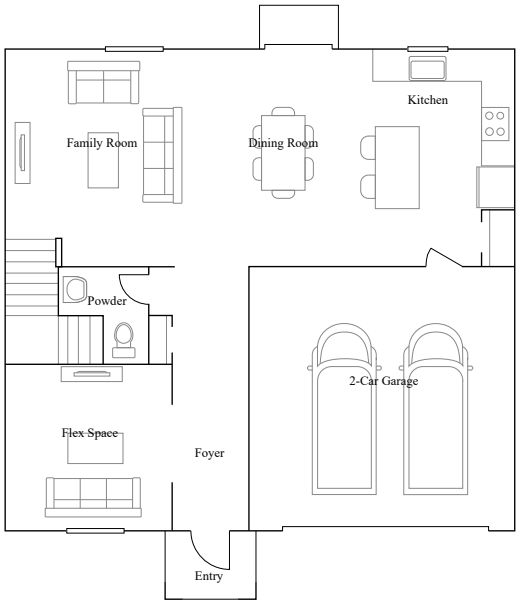


Exterior B

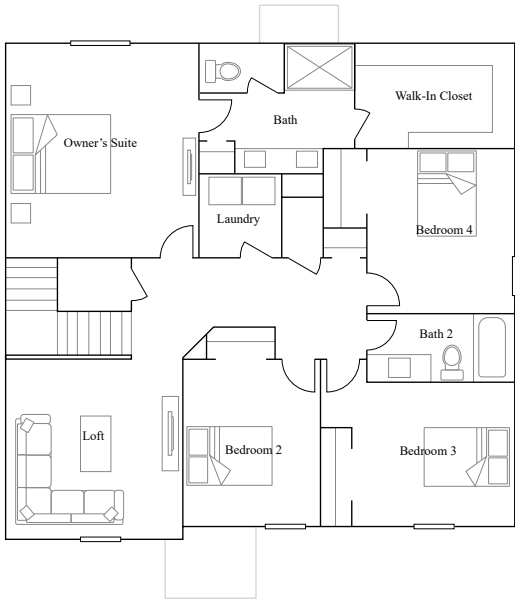
PROVIDENCE

4 bd . 2 ba . 1 half ba . 2,584 ft²

1st Floor



2nd Floor



Feedback

Available Exteriors



Exterior A

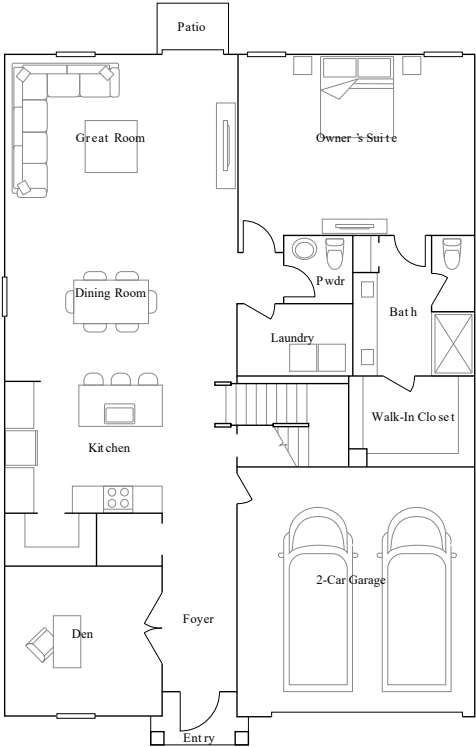


Exterior B

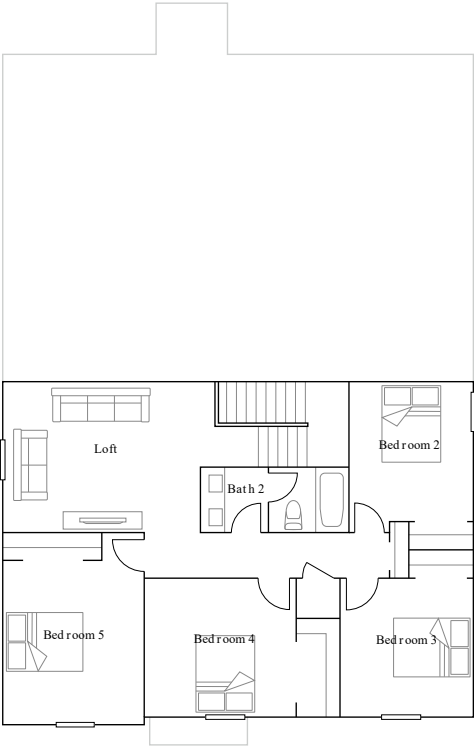
RALEIGH

5 bd . 2 ba . 1 half ba . 2,896 ft²

1st Floor



2nd Floor



Available Exteriors



Exterior A



Exterior B

Feedback

Everything included

See all you can enjoy when everything's included

All features and products can vary by collection. View **Brystol at Wylder** to see offerings by collection. Currently viewing the **The Palms Collection**

Kitchen	GE® freestanding range
	Brand-new stainless steel kitchen appliance package includes a gas range with a built-in microwave
	GE® over-the-range microwave oven
	GE® multicycle dishwasher
	Designer-selected cabinetry
	Quartz countertops with 6" backsplash
	Stainless steel undermount single-bowl sink
	InSinkErator® garbage disposal
	Moen® faucet with pull-down spray
	Designer-selected cabinetry
	Cabinetry door knobs
	LED recessed lighting
	Spacious walk-in pantry (Per Plan)
Owners Suite	Walk-in closet with ventilated shelving
	All bedrooms in the home include plush wall-to-wall carpeting
	Moen® bath fixtures and faucets
	Quartz countertops and dual sinks come together at the large vanity in the owner's suite bathroom
	Double sinks at vanity, per plan
	Cultured marble countertops
	Full-width vanity mirror
	Walk-in shower with framed glass enclosure

	Walk-in shower with tile surround
	Luxurious soaking drop-in tub with Moen® chrome fixtures (per plan)
	Designer-selected cabinetry
	Elevated vanity in all bathrooms
	Ceramic tile flooring in bathroom
	Elongated toilets
	Separate water closet with exhaust fan (per plan)
Secondary Bathroom	Moen® bath fixtures and faucets
	Pedestal sink in powder bathroom
	Elevated 35" vanity
	Tile flooring in full-sized bathrooms
	Full-width vanity mirror
	Comfort height vanity cabinetry
	Designer-selected cabinetry
	Shower and bathtub combination with tile surround
	Low-tone exhaust fans
	Elongated toilets
	Cultured marble countertops
	Double sinks at vanity (Per Plan)
	Cultured marble countertops
Laundry	Wire-mesh shelving
	Ceramic tile flooring
	Washer and dryer hook-ups
Interior	8' ceilings on first floor

The living room features durable tile flooring and sliding glass doors that lead to the outdoor space (per plan)

8' ceilings on second floor

Vaulted ceilings (per Plan)

Sliding glass door

Sherwin-Williams® paint

Structured wiring package

Ceiling fan pre-wire in all bedrooms and Great Room

Structured wiring package with two combo CAT-5 and RG-6 outlets

Two-panel smooth finish interior doors

Schlage® door hardware

Raised-panel interior doors including closets

Painted wood handrails (per plan)

4¼" baseboards

2¼" casing around doors

Plush wall-to-wall carpeting in all bedrooms

Shaw® carpeting

Decorative rocker light switches

Decora switches

Smoke and carbon monoxide detectors throughout

Engineered roof truss system

Ventilated wire shelves in closets, pantry and laundry

Find the home that’s right for you.

Prices and availability as of February 22, 2024. All subject to change.

Homesite	Price	Details	Plan	Address
0157	High \$300K	3 bd . 2 ba . 1,448 ft²	ANNAPOLIS	5911 NW GRASSMERE ST
0179	High \$300K	3 bd . 2 ba . 1,448 ft²	ANNAPOLIS	11155 NW MIDDLE STREAM DR
0156	Low \$400K	2 bd . 2 ba . 1 half ba . 1,719 ft²	ALEXIA	5919 NW GRASSMERE ST
0183	High \$300K	2 bd . 2 ba . 1 half ba . 1,719 ft²	ALEXIA	11187 NW MIDDLE STREAM DR
0087	Priced at \$463,985	4 bd . 2 ba . 1 half ba . 1,869 ft²	ATLANTA	10940 NW MIDDLE STREAM DR
0181	Mid \$400K	4 bd . 2 ba . 1 half ba . 1,873 ft²	ATLANTA	11171 NW MIDDLE STREAM DR
0140	High \$400K	5 bd . 2 ba . 1 half ba . 2,409 ft²	COLUMBIA	11124 NW MIDDLE STREAM DR
0141	High \$400K	5 bd . 3 ba . 2,587 ft²	CONCORD	11132 NW MIDDLE STREAM DR
0180	High \$400K	5 bd . 3 ba . 2,587 ft²	CONCORD	11163 NW MIDDLE STREAM DR
0445	Priced at \$464,305	4 bd . 2 ba . 1,817 ft²	HARRISBURG	11027 NW MIDDLE STREAM DR
0429	Priced at \$450,000 \$468,945	4 bd . 2 ba . 1,936 ft²	HARTFORD	10971 NW MIDDLE STREAM DR
0092	Priced at \$501,215	4 bd . 2 ba . 1 half ba . 2,582 ft²	PROVIDENCE	6340 NW LEAFMORE LN

Feedback

Homesite	Price	Details	Plan	Address
0118	Priced at \$551,370	5 bd . 2 ba . 1 half ba . 2,896 ft²	RALEIGH	11020 NW MIDDLE STREAM DR

Plan your visit

Community information

Location	Hours		Phone
6205 Sweetwood Drive Port St Lucie, FL 34987	Mon	10A.M - 6P.M.	855-652-6848
	Tue	10A.M - 6P.M.	
	Wed	10A.M - 6P.M.	
	Thu	10A.M - 6P.M.	
	Fri	10A.M - 6P.M.	
	Sat	10A.M - 6P.M.	
	Sun	10A.M - 6P.M.	

HOA & Tax information

Aprox monthly HOA fees - \$280
Approximate tax rate - 1.62%

Feedback

Why Lennar

We take pride in providing the easiest way to buy a home.

Where you want to live

We understand how you want to live, and create homes in communities in some of the most sought-after cities across the county.

A simpler way to buy

Our family of companies can assist you with your mortgage, title and insurance needs - allowing you to save time and money.

Something for everyone

We understand homebuilding, and people. Our homes cater to a variety of lifestyles, and reflect the culture and region in which they're built.

Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. and dimensions are estimated; actual sq. ft. and dimensions will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2021 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Seller's Broker: Lennar Realty, Inc. Construction License(s): CGC1518166. Date 1/22



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